



PLANNING DEPARTMENT
P.O. BOX 1307 - 1775 12TH AVENUE NW
ISSAQUAH, WA 98027-1307
(425) 837-3080 FAX (425) 837-3089

August 22, 2012

NOTICE OF APPLICATION
Johnson Short Plat Subdivision (2 lots)
Planning Application: PLN12-00053

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on an application for: Short Plat subdivision (2 lots).

Project Description: **Johnson Short Plat:** A Planning application for a Short Plat has been submitted by CTB Ventures, LLC for Dale and Carole Johnson to allow for the subdivision of a vacant parcel of property containing 37,120 square feet (0.85 acre) into two (2) single family lots for 2 future single family houses. The property is zoned "SF-S", Single Family Suburban, and the minimum lot size in this zone is 9,600 square feet. Lot #1 will contain 14,987.5 square feet and lot #2 will contain 22,132.7 square feet. A 15 foot wide driveway access easement across lot #1 will serve as access to southern lot #2. A 100 foot wide Native Growth Protection Easement plus a 15 foot building setback to the easement is provided from Issaquah Creek (shown on Lot #2).

Location: The project is located at the 1200 block of Front Street South, in the "Sycamore" Subarea. See location with attached vicinity map and short plat map.

Date of Application: July 13, 2012

Application Complete: August 21, 2012

Permits Required:

- 1) Short Plat approval
- 2) Building Permits for single family houses
- 3) Public Works Permit

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written comments in response to this notice within 14 days or by **5:00 PM on September 5, 2012** to: Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerryl@ci.issaquah.wa.us

Next Steps

The Development Services Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. **To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in above paragraph.**

Information Available for Review

The application with full-size plans is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at jerryl@ci.issaquah.wa.us with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Jerry Lind
Senior Planner

JL/jl

Attachments (2): Vicinity map, short plat map

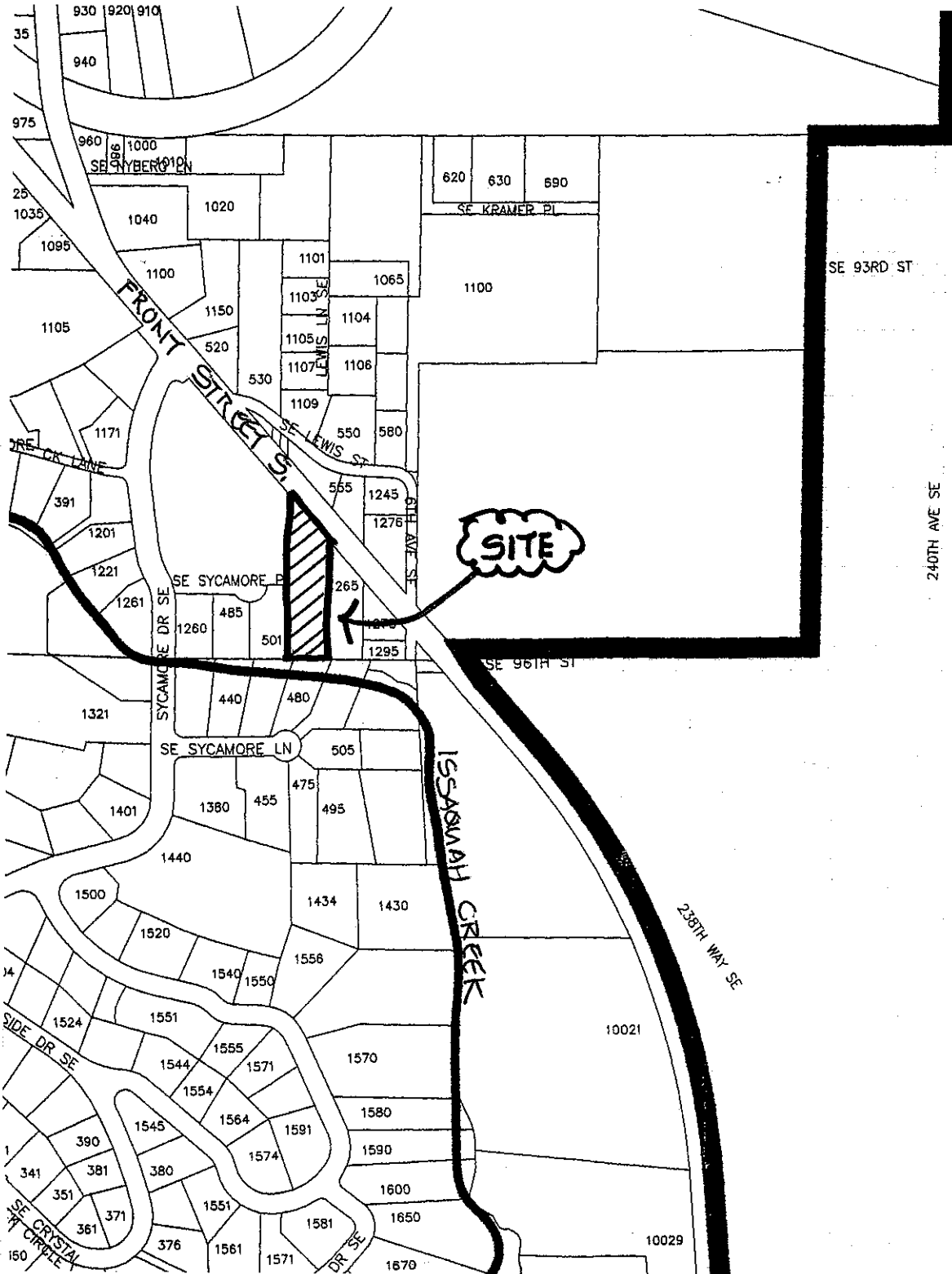
cc: John Minato, DSD Director
David Favour, DSD Deputy Director
Lucy Stoman, Land Development Manager
Joe Singh, CTB Ventures, LLC, 18124 Riviera Place SW, Normandy Park, WA 98166
Dale I. and Carole B. Johnson, 16608 SE 45th St, Issaquah, WA 98027
File Copy, PLN12-00045

PLN12-00048, Johnson short plat notice of application 8-22-12

VICINITY MAP

Johnson short plat (2 lots)

1200 block of Front Street South

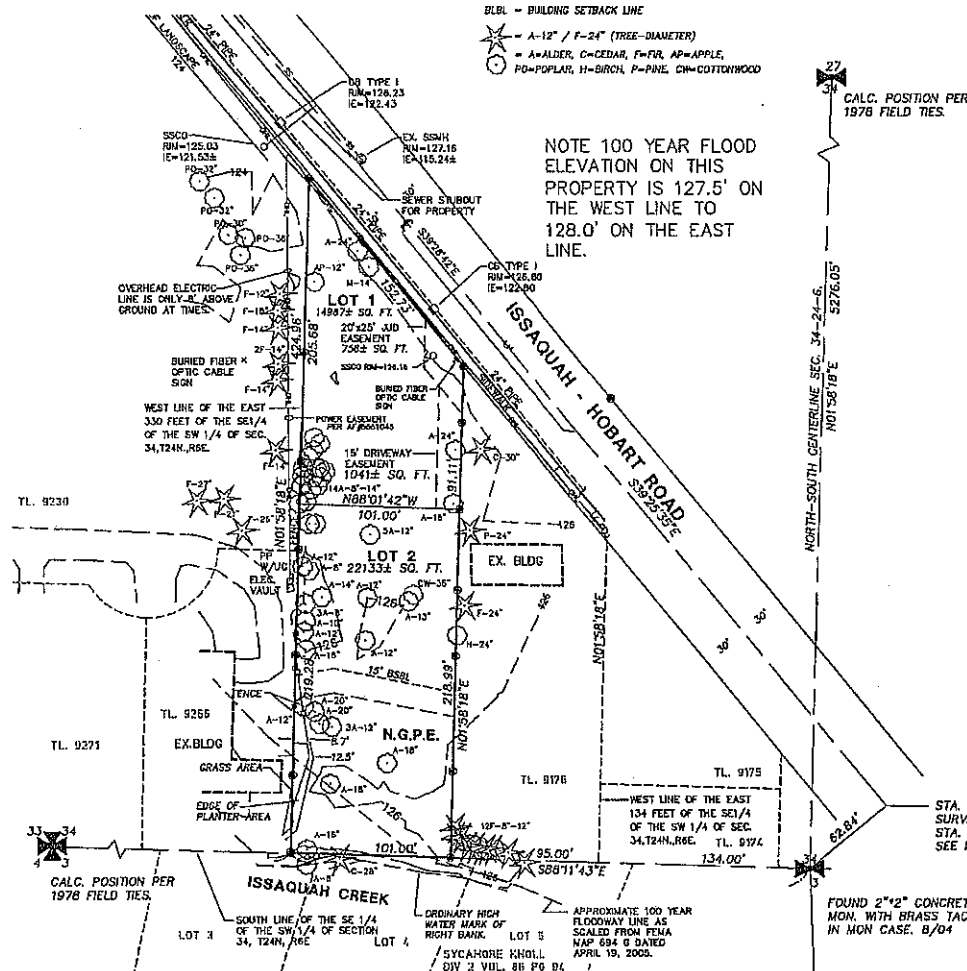


CITY OF
ISSAQUAH
SHORT PLAT NO. PLN. _____

LEGEND

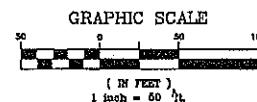
- ✠ - FOUND SECTION CORNER AS SHOWN
- ✠ - FOUND QUARTER CORNER AS SHOWN
- ⊙ - FOUND Cased CONCRETE MONUMENT
- ⊙ - SET REBAR AND CAP IS # 33487
- ⊙ - FND REBAR AND CAP AS SHOWN
- (H) - PER RECORD OF SURVEY 35-278
- N.G.P.E. - NATIVE GROWTH PROTECTION EASEMENT
- BLBL - BUILDING SETBACK LINE
- ⊙ - A-12" / F-24" (TREE-DIAMETER)
- ⊙ - A=ALDER, C=CEDAR, F=FR, AP=APPLE, PO=POPLAR, H=BIRCH, P=PINE, CM=COTTONWOOD

RECORDING NO.	VOL./PAGE
SCALE: 1 inch = 50 ft.	
PORTION OF SE 1/4 of SW 1/4, S. 34 T. 24 R. 6	

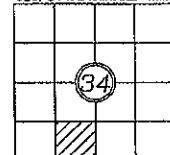


SURVEY NOTES

- THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARIES AND PREPARE A SHORT PLAT AS SHOWN.
- INSTRUMENTS: USING A NIKON DTM 550 FIVE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
- THE LEGAL DESCRIPTION IS PER OLD REPUBLIC TITLE AND ESCROW ORDER No. 5207103178.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED IN APRIL OF 1998 AND AUGUST OF 2004 THROUGH PRESENT.
- THE LOCATION OF ISSAQUAH-HOBART ROAD IS PER ROS AS FILED IN VOL 73 OF SURVEYS AT PG. 123.
- BEARINGS ARE LAMBERT GRID AND BASED ON DAVID EVANS AND ASSOCIATES GPS CONTROL.
- VERTICAL DATUM IS NGVD 1928 BASED ON HOLDING FEMA BENCHMARK NO. RM 242 ELEVATION 128.44' (RECORD 128.58') ADD 3.8' TO ELEVATIONS SHOWN TO OBTAIN NAVD 1988.



INDEX LOCATION:
SEC. 34 T. 24 N. R. 6 E. W.M.



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS.....DAY OF..... 201.....AT.....M
IN BOOK.....OF.....AT PAGE.....AT THE
REQUEST OF.....RICHARD R. KITZ.....
.....Mge.....Supl. of Records.....

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF.....
IN.....JULY.....2012

.....RICHARD R. KITZ.....
CERTIFICATE NO. 16915

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
1320 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98287
PHONE: (425) 392-5351
FAX: (425) 392-4876

CITY OF ISSAQUAH
PLAT NO. PLN. -
DALE AND CAROLE JOHNSON
KING COUNTY WASHINGTON

DWN BY S. KITZ	DATE 7/12	JOB NO. 12053
CHKD BY R. KITZ	SCALE 1"=50'	SHEET 2 of 2